

**CHARLOTTE COUNTY PLANNING AND ZONING BOARD
REGULAR MEETING
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida**

Board Members

Michael Gravesen, Chair
Paul Bigness, Vice-Chair
Stephen Vieira, Secretary
Don McCormick
Clint Baker



District

District V
District III
District I
District II
District IV

**AGENDA
REGULAR MEETING**

June 13, 2022, at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes – [May 9, 2022, Regular Meeting](#)

Announcements

NOTE: For each petition on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.

Charlotte County Board of County Commissioners does not discriminate on the basis of disability.

FM Sound Enhancement Units for the Hearing Impaired are available at the Front Security Desk, Building A of the Murdock Administration Complex. Anyone needing other reasonable accommodation or auxiliary aids and services please contact our office at 941.743.1381, TDD/TTY 941.743.1234, or by email to David.Lyles@CharlotteCountyFL.gov.

PETITIONS

1.) PP-22-02-05

Quasi-judicial

Commission District II



Tuckers Developers, LLC is requesting Preliminary Plat approval for a 354-lot residential subdivision with supporting infrastructure and future development tracts, to be named Tuckers Pointe Phase 1. The property contains 505.61± acres, and is located north of Tuckers Grade, east of Tamiami Trail, west and south of I-75, in Section 35, Township 41 South, Range 23 East within Commission District II.

2.) PP-22-02-06

Quasi-judicial

Commission District I



Babcock Ranch Independent Special District and Babcock Neighborhood School, Inc. are requesting Preliminary Plat approval for a subdivision to be named, Babcock Ranch Community Neighborhood School, containing 20 tracts for infrastructure and future development. The property contains 67.0± acres, and is located south and east of Cypress Parkway, north of Treadway Drive, west of the Glades/Charlotte County Line in Sections 29 & 32, Township 42 South, Range 26 East within Commission District I.

3.) PP-22-03-07

Quasi-judicial

Commission District III



Lennar Homes, LLC. is requesting Preliminary Plat approval for a residential subdivision to include 171 lots and 7 tracts, to be named Lake Emily. The property contains 176.34± acres, and is located southeast of Casa De Meadows Drive, south of the Avenue of Americas, north of Cypress Road, and west of Winchester Boulevard in Section 16, Township 41 South, Range 20 East, in Commission District III.

4.) PV-22-03-01

Quasi-judicial

Commission District I



Pastore Doyle Developers, LLC is requesting a Plat Vacation for Lots 8, 9, 10, 11, 12 and 13, Block 5 and Lots 7 and 8, Block 9; K.B. Harveys Central Addition to Charlotte Harbor and Hickory Bluff, as recorded in Plat Book 1, Page 17, Public Records of Charlotte County, Florida. The property contains 50,942± square feet, and is located north and east of Tamiami Trail, south of Harper Avenue, and west of Shady Lane in Section 25, Township 40 South, Range 22 East within Commission District I

5.) SV-22-03-02

Legislative

Commission District I



James Canfield is requesting to vacate a portion of the undeveloped San Carlos Basin located to the rear of 27147 Neaptide Dr., Punta Gorda. The property to be vacated is 0.10± acres, being an extension of Lots 74 and 75, Harbor Heights Section 11, Part Two, Plat Book 4, Page 48A through 48G, of the Public Records of Charlotte County, Florida. The property is located north and west of Neaptide Drive, east of San Carlos Drive, and south of Harbor Cape Place in Section 10, Township 40 South, Range 23 East within Commissions District I.

6.) SV-22-03-03

Legislative

Commission District I



The Applicant is requesting to vacate a portion of the undeveloped San Carlos Basin located to the rear of 27123 Neaptide Dr., Punta Gorda. The property to be vacated contains 0.19± acres, being an extension of Lots 68 and 69, Harbor Heights Section 11, Part Two, Plat Book 4, Page 48A thru 48G, of the Public Records of Charlotte County, Florida. The property is located north and west of Neaptide Drive, east of San Carlos Drive, and south of Harbor Cape Place in Section 10, Township 40 South, Range 23 East within Commission District I.

7.) 22LAD-00000-00001

Quasi-Judicial

Commission District I



A Resolution pursuant to Section i. Condition 12.(e)(3). of the Sandhill Development of Regional Impact (DRI) Development Order, Resolution Number 2021-096, Section 380.06(7), Florida Statutes (F.S.), and Section 3-9-10.1, Development of Regional Impact Development Order (DO) Amendment Process and Procedure under Chapter 3-9, Zoning, Code of Laws and Ordinances, Charlotte County, Florida, amending the Sandhill DRI DO by 1) revising the buildout date to reflect the extension of the buildout date of this DO per the Governor's Executive Orders, and 2) incorporating the terms of a Local Government Development Agreement containing commitments from NGI Acquisitions, LLC, as the owner of Parcels C-19B and R-2, Tract 4 of the Sandhill DRI to provide a proportionate share payment to ensure transportation concurrency on Sandhill Boulevard from Kings Highway to Deep Creek Boulevard for development of 31.28± acres located at 24750 Sandhill Boulevard, in the Port Charlotte area; Commission District I; Petition No. 22LAD-00000-00001; Applicant: Port Charlotte Apartment Residences, LLC; providing for an effective date. The Sandhill DRI is located south of the DeSoto County Line, north of Rampart Boulevard, east of Loveland Boulevard and west of the Deep Creek area; Section 7, Township 40 South, and Range 23 East, in the Port Charlotte area, currently containing a total of 713.12± acres.

8.) CSZ-22-03

Quasi-Judicial

Commission District I



Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones for multiple parcels, located in the Peace River Preserve Area, and within the Mid-County and the East County area (See Location Map), containing a total of 73.1± acres; for calculation and severance of a total of 97 density units, in accordance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-22-03; Owner and Applicant: Charlotte County Board of County Commissioners; providing an effective date.

9.) PAL-22-00001

Legislative

Commission District I



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use for multiple parcels, from Low Density Residential (LDR) to Preservation (PR) with an annotation to the 2030 Future Land Use Map limiting the residential development rights to 0 units on all parcels; for properties generally located in the Peace River Preserve area and within Commission District I, and in the Mid-County and the East County area (See Location Map), containing a total of 81.1± acres; Commission District I; Petition No. PAL-22-00001; Owner and Applicant: Charlotte County Board of County Commissioners; providing an effective date.

10.) Z-22-48-13

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas for multiple parcels from Residential Single-family 3.5 (RSF-3.5) (1.6± acres) and Agriculture (AG)(59.9± acres) to Environmentally Sensitive (ES), for properties generally located in the Peace River Preserve area, within Commission District I, and in the Mid-County and the East County area (See Location Map), containing a total of 61.5± acres; Commission District I; Petition No. Z-22-48-13; Owner and Applicant: Charlotte County Board of County Commissioners; providing an effective date.

11.) CSZ-22-04

Quasi-Judicial

Commission District I



Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, located in the Prairie Creek Park area and within the East County area; containing 221.2± acres; for calculation and severance of 36 density units, in accordance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-22-04; Applicant: Charlotte County Board of County Commissioners; providing an effective date

12.) PAL-22-00002

Legislative

Commission District I



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Rural Estate Residential (RER) (170.21± acres) and Agriculture (AG) (40.99± acres) to Preservation (PR) with an annotation to the 2030 Future Land Use Map, limiting the residential development rights to 0 units; for properties generally located in the Prairie Creek Park area and within the East County area (Location Map), containing 221.2± acres; Commission District I; Petition No. PAL-22-00002; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

13.) Z-22-47-14

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate 5 (RE-5) (170.21± acres) and Agriculture (AG)(40.99± acres) to Environmentally Sensitive (ES), for properties generally located in Prairie Creek Park area and within the East County area (Location Map), containing 221.2± acres; Commission District I; Petition No. Z-22-47-14; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

14.) CSZ-22-05

Quasi-Judicial

Commission District I



Resolution of the Board of County Commissioners of Charlotte County, Florida, approving a petition for certification of Sending Zones, located in the Washington Loop area and within the East County area; containing 50.41± acres; for calculation and severance of 34 density units, in accordance with Part III Land Development and Growth Management, Chapter 3-9 Zoning, Article V Environmental Requirements and Other Requirements, Section 3-9-150 Transfer of Density Units (TDU), of the Code of Laws and Ordinances of Charlotte County, Florida; Petition No. CSZ-22-05; Applicant: Charlotte County Board of County Commissioners; providing an effective date

15.) PAL-22-00003

Legislative

Commission District I



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) and other State agencies for review and comment; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Rural Estate Residential (RER) (52.25± acres) and Agriculture (AG) (37.15± acres) to Preservation (PR) with an annotation to the 2030 Future Land Use Map limiting the residential development rights to 0 units; for properties generally located in the East County area and in the Washington Loop area (Location Map), containing 89.40± acres; Commission District I; Petition No. PAL-22-00003; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

16.) Z-22-39-15

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Agriculture (AG) (37.15± acres), Residential Estate 5 (RE-5) (13.35± acres) and Residential Estate 1 (RE-1) (38.9± acres) to Environmentally Sensitive (ES), for properties generally located in the Washington Loop area and within the East County area (Location Map), containing 89.4± acres; Commission District I; Petition No. Z-22-39-15; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

ADJOURNMENT